E-FILED
Rachel Dombrowski, Clerk
Appellate Court of Maryland
10/23/2023 7:25 AM

RECORD EXTRACT OF APPELLANT

IN THE
APPELLATE COURT
OF MARYLAND

September Term 2023,
No. 883

JUSTIN HOLDER
Appellant
V.
JEFFREY YOUNG
Appellee

Appeal from the Circuit Court of Washington County
The Honorable Andrew F. Wilkinson

RECORD EXTRACT

Volume IV - B

JUSTIN HOLDER
APPELLANT

TITLE REPORT

No. 880073

issued by

WESTERN MARYLAND TITLE SERVICES, INC.

125 West Washington St.
Hagerstown, Maryland 21740

For the sole use and benefit
of

Barbara D. Coleman
P. O.Box 394
Middletown. Maryland 21769

Western Maryland Title Services, Inc. certifies that it has prepared an abstract of title relating to the hereinafter described real estate, covering that period of time from March 2, 1916 to February 16, 1988 at 4:00 p.m. which discloses the following:

I

DESCRIPTION

All that tract or parcel of land, situate, lying and being in Election District No. 19, Washington County, Maryland, and being more particularly described as all that tract or parcel of land situate on the north side of a farm lane leading to the County Road leading from Keedysville to Eakles Mill (Mt. Briar Road) containing 10.457 acres, more or less.

Together with all right, title and interest of Roy G. Reeder and Mae M. Reeder, in and to the farm lane leading from the property described herein to the Mt. Briar Road, said lane being recited to contain 4061.97 square feet, more or less.

Together with all right, title and interest of Roy G. Reeder and Mae M. Reeder, in and to a small parcel of land containing approximately 6,182.46 square feet, more or less, situate near or adjacent to the northwest corner of the property described herein.

Being all and the same real estate described and conveyed in a deed from Roy G. Reeder and Mae M. Reeder, his wife, to Harry E. Wickline and Lempi L. Wickline, his wife, dated January 7, 1966 and recorded in Liber 434, folio 776, one of the land records for Washington County, Maryland.

II

TITLE

Title to the property described in Section I hereof is, as of the date hereof, and subject to those matters set forth herein, vested in Harry F. Wickline and Lempi L. Wickline, his wife, by virtue of the aforementioned Deed.

III

MORTGAGES, JUDGMENTS, LIENS, ENCUMBRANCES, ETC.

A. There are no open mortgages, judgments, liens or encumbrances which were disclosed during the period of our abstract.

IV

COVENANTS, RESTRICTIONS, RIGHTS OF WAY AND OTHER MATTERS

A. Your attention is directed to the fact that the 10.457 acre parcel described in Section I, herein, does not front on a public road or street but utilizes a farm lane as a means of access, ingress and egress to the Mt. Briar Road.

The land records for Washington County, Maryland, do not disclose the identity of those persons who may have an interest or the right to use such farm lane, nor do such records disclose what right, title and interest Roy G. Reeder and Mae M. Reeder, his wife, may have had with respect to Parcel Nos. 2 and 3 in the deed recorded in Liber 434, folio 776, one of the land records for Washington County, Maryland.

B. Right of Way described and reserved in a Deed from Roy G. Reeder and Mae M. Reeder, his wife, to Harry F. Wickline and Lempi L. Wickline, his wife, dated January 7, 1966 and recorded in Liber 434, folio 776, one of the land records for Washington County, Maryland.

C. Right of way to Potomac Edison Company from Roy G. Reeder and Mae M. Reeder, dated October 25, 1957, and recorded in Liber 330, folio 237, one of the land records for Washington County, Maryland.

D. Right of way to Potomac Edison Company from Roy G. Reeder and Mae M. Reeder, dated March 31, 1955 and recorded in Liber 262, folio 478, one of the land records for Washington County, Maryland.

E. Right of way to Potomac Edison Company from Roy G. Reeder and Mae M. Reeder, dated January 19, 1955 and recorded in Liber 262, folio 432, one of the land records for Washington County, Maryland.

F. Right of way to Potomac Edison Company from Sarah E. Shank, dated June 5, 1936, and recorded in Liber 202, folio 73, one of the land records for Washington County, Maryland.

V

TAXES

State and County real estate taxes for the fiscal year beginning July 1, 1987, are paid on 10.457 acres and improvements in the amount of $347.77 ($3.17 discount).

PLEASE NOTE - in the event the property described in Section I of this report is to be sold, such sale may be subject to the imposition of an Agricultural Transfer Tax.

VI

CONDITIONS AND LIMITING FACTORS

A. This report is based upon an abstract of all matters of record, as indexed by the Clerk of the Circuit Court and Register of Wills for Washington County, Maryland from March 2, 1916 to February 16, 1988 at 4:00 p.m.

B. The tax information contained in this report has been obtained from the appropriate collector of taxes. While this information is believed to be correct, its accuracy is not guaranteed.

C. Copies of all instruments referred to in this report are attached hereto and incorporated herein by reference.

WESTERN MARYLAND TITLE
SERVICES, INC.

By______________________
Arthur J. Campbell, Jr.

CHRISTOPHER JOLIET
ATTORNEY AT LAW
SUITE 308
138 WEST WASHINGTON STREET
HAGERSTOWN, MARYLAND 21740
(301) 791-5150

August 3, 1988

Mr. Jeffrey L. Young
13 Dog Street Road
P. O. Box 67
Keedysville, MD 21756

Dear Mr. Young:

You have engaged my services to do a title search on that property which you are purchasing from Mr. and Mrs. Wickline. My search has revealed that the Wicklines do not have good record title to the bed of the farm lane accessing the property to Dog Street Road, in fact, they do not have good record title to either land or rights of way to access the property to a public road. This is a serious title flaw. The flaw was first indicated on the survey by Frederick, Seibert & Associates, Inc., dated June 21, 1988 from whence we were given the current description. The portion of the property in question is indicated on that survey which has been recorded as a deed overlap.

The Wicklines have neither good title to the all of the farm lane nor a recorded right of way to grant to you to the public road, however as your signature below indicates, despite this serious problem, you are willing to accept what title they can convey at this time. You have further advised me that you intend to address the problem yourself to correct it and I have advised you that I am in no way guaranteeing your success in the final outcome and am not giving you any idea of the expenses you may incur in your attempt. At your request, I am also issuing a title policy on the property, however it will also take exception as to this matter.

Very truly yours,

Christopher Joliet

CJ/jm

Jeffrey L. Young
Jeffrey L. Young

DEFENDANT'S
EXHIBIT
3
Uncle Eddie
PENGAD 800-631-6989

IN THE CIRCUIT COURT OF MARYLAND FOR WASHINGTON COUNTY

JEFFREY YOUNG	*	
	*	
Plaintiff	*	
v.	*	CASE NO.: C-21-CV-20-000371
	*	
JUSTIN HOLDER, *et al.*;	*	
	*	
Defendant(s)	*	

* *

OBJECTION - DUE PROCESS AND BIAS NUMBER TWO (2)

COMES NOW Defendant, Justin Kyle Holder, in proper person, and files this Objection- Due Process and Bias Number Two (2), in accordance with Md. Rule 2-517, and in support states:

OBJECTION

On June 14, 2023, Defendant, Justin Kyle Holder, ("Mr. Holder") filed a letter in accordance with a case management order entered on March 3, 2022, requesting leave of said case management order to file a Motion in accordance with Md Rule 2-534/2-535 and 15-502(f), (the "MTAA").

Mr. Holder's request for MTAA included a "**concise** summary of the factual and legal support" for his MTAA. Because the court has limited Mr. Holder to two (2) pages, Mr. Holder did not include any caselaw or exhibits. Mr. Holder's MTAA was to request this court revise its June 14, 2023 orders, which revised its September 8, 2022 orders. Mr. Holder believed his burden was to demonstrate he should be allowed to bring the cause of action in MTAA, and therefore he did not argue the merits and law of his proposed MTAA.

Justin K. Holder

Pro se Litigator

308 W. Chapline St.
Sharpsburg, MD 21782
t: (240) 356-2008
Jholder2004@Gmail.com

The trial court entered final orders in this matter on September 8, 2022, which granted relief to Plaintiff Jeffrey Young ("Young") as to 10.36 acres of property, subject to the rights of the public, which said rights where not being litigated.[1] This matter was appealed to the Appellate Court of Maryland, whereupon Appellate Court of Maryland affirmed this court's Sept 8, 2022 final order in part (.36 acres) and vacated it in part (10.0 acres).

The Opinion of Honorable Justice Battaglia (specially assigned as judge) found that this trial court abused its discretion[2] when it "granted relief not only to Parcels 2 and 3, but also as to **Parcel 1, which was not appropriate** because Parcel 1 was not a subject of the quiet title action." (emphasis added) Justice Battaglia further commanded that "Accordingly, we shall remand the declaratory judgment for the **trial judge to remove any reference to Parcel 1.**" (emphasis added) To be sure, Justice Battaglia ordered that the trial court shall "revise its declaratory judgment by **removing any mention of Parcel 1.**" (emphasis added). (The aforementioned three (3) sentences herein referred to as "Justice Battaglia's order" unambiguously ordering that the trial judge is to remove any "mention" and/or "reference" to Parcel 1 which was deemed "not appropriate" above.)

The record is crystal clear, without any mention and/or reference to Parcel 1 which was deemed inappropriate above, Young owns .36 acres of land,[3] subject to any public rights

---

[1] *See* Md. Ann. Code Reap Prop § 14-619. (Judgement does not affect claims of record not joined) *See also* record of the case and day 1 trial transcript. (Young and the court acknowledging public rights)

[2] "A court's decision to grant or deny declaratory relief is generally assessed under an 'abuse of discretion' standard." *Falls Road Cmty. Ass'n v. Baltimore Cnty.*, 437 Md. 115, 135 (2014).

[3] Defendants did not dispute Young's title to Parcel 2 (.11 acres) he purchased from Jennifer Butts, subject to public roads, streets and rights, as expressly stated on that quit claim deed.

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of record, or claims known to Young, which he chose not to join. To be sure, Mr. Holder made a crystal clear record at trial, and in his pleadings, unambiguously explaining to Young that the necessary parties for Young to be afforded complete relief of public rights over his .36 acres, were not joined to Young's suit. Therefore Young has assumed the risk, and arguably invited protracted litigation, if young would continue to pursue his injunction.

Indeed, it would be untenable for this court to posit that Young has the right to enjoin Mr. Holder from public ways of record, and/or claims known to Young, without extinguishing those claims and/or clouds on Young's title to his .36 acres of road bed, a.k.a. Parcel 2 and 3. To be sure, the United States constitution provides Mr. Holder with the federally protected right to due process and equal protection under law, before Mr. Holder shall be seized of his liberty to enjoy public claims and rights of record. Young opposed joining the necessary parties to afford Young relief from the public claims and rights of record known to Young. This court ruled those public claims and rights are a legislative function of government and not necessary to the judgement. Mr. Holder was denied due process to fully and fairly litigate any injunction from the .36 acres of road bed, a.k.a. Parcel 2 and 3. Mr. Holder had made a meritorious request for MTAA to dissolve the injunction.

In the face of Mr. Holder's crystal clear record and Justice Battaglia's order, the trial court in response to the decision of the Appellate Court on June 14, 2023, ORDERED:

> Defendants Justin Holder, Deena Holder, Uncle Eddie's Brokedown Palace, LLC, and any member or agent thereof, be and are hereby permanently enjoined from entering **Plaintiffs land as described in the Opinion and this Order**. (emphasis added)

Justin K. Holder

Pro se Litigator

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Md. Rule 2-303(d) provides: “Statements in a pleading or other paper of record may be adopted by reference in a different part of the same pleading or paper of record or in another pleading or paper of record. A copy of any written instrument that is an exhibit to a pleading is a part thereof for all purposes.” This court’s June 13, 2023 “revised” Opinion still describes Young’s land as 10.36 acres mentioning Parcel 1. Thus, Mr. Holder and any reasonable person would presume that this court’s “revised” June 14, 2023 Order references Parcel 1 in direct defiance of Justice Battaglia’s order.

Moreover, there can be no competent material evidence in the record to support the finding that Young owns any land outside of Parcel 2 and 3 because his request for that relief was deemed “not appropriate.” Mr. Holder’s crystal clear record has proffered substantial probative evidence that Parcel 2 and 3 are indeed burdened by public rights of record. It is undisputed that Young knew of those claims and rights of record that are a cloud on his title and Young utterly refused to join the necessary parties to the suit which would afford Young complete relief.

Stated differently, Young pled a complaint for relief as to Parcel 2 and 3, not Parcel 1. Young opposed joining the public claims and rights of record known to Young, and he won his point. Young got what he wanted, title to .36 acres of public road bed, a.k.a. Parcel 2 and 3. This court should not go outside of Young’s pleadings to afford Young with relief Young has either failed to plead, or outright opposed. Young was the master of his own destiny and Young should suffer the consequence of his own errors.

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Because it was determined above in Justice Battaglia's order that this court abused its discretion in ordering declaratory relief as to Parcel 1, it is undisputedly abuse of discretion to enter a "revised" June 14, 2023 order that continues to "reference" its June 13, 2023 opinion, which "mentions" Parcel 1. To be sure, the trial judge is to remove any mention and/or reference to Parcel 1 which was deemed inappropriate above. Additionally, because Young failed to plead and vexatiously opposed joining the necessary parties to afford him complete relief of public claims and rights of record, this court abuses its discretion in providing Young relief as to those public rights of record known to Young.

"An abuse of discretion occurs `where no reasonable person would take the view adopted by the [trial] court,' `when the court acts without reference to any guiding rules or principles,' or when the court's `ruling is clearly against the logic and effect of facts and inferences before the court.'" *State v. Alexander,* 467 Md. 600, 620 (2020) (quoting *Alexis v. State,* 437 Md. 457, 478 (2014)). The trial court's "factual finding is clearly erroneous if there is no competent and material evidence in the record to support it." *Hillsmere Shores Improvement Ass'n v. Singleton*, 182 Md. App. 667, 690 (2008) (internal citations omitted).

Thus, Mr. Holder's MTAA explained to the court with particularity that Mr. Holder had a meritorious cause of action requesting this court shall revise its order to comply with Justice Battaglia's order and Young received an injunction that he was not entitled to due to his own neglect. "A court that fails to rectify a judgment based on a misunderstanding of the law applicable to the case or the procedural posture of the case, especially when that error is brought to its attention in a timely manner, abuses its discretion." (citations omitted)

Morton v. Schlotzhauer, 449 Md. 217, 231, 144 A.3d 592, 600 (2016). This court has abused its discretion when it denied Mr. Holder the right to be heard on his meritorious MTAA.

To further confuses the procedural posture, Md. Rule 8-202c) provides:

> In a civil action, when a timely **motion** is filed pursuant to Rule 2-532, 2-533, 2-534, or 11-218, the notice of appeal shall be filed within 30 days after entry of (1) a notice withdrawing the **motion** or (2) an order denying a **motion** pursuant to Rule 2-533 or disposing of a **motion** pursuant to Rule 2-532 or 2-534, or 11-218. A notice of appeal filed before the withdrawal or disposition of any of these **motions** does not deprive the trial court of jurisdiction to dispose of the **motion**. If a notice of appeal is filed and thereafter a party files a timely **motion** pursuant to Rule 2-532, 2-533, or 2-534, or 11-218, the notice of appeal shall be treated as filed on the same day as, but after, the entry of a notice withdrawing the **motion** or an order disposing of it. (emphasis added)

Because there was not a “motion” filed in accordance of Md. Rule 8-202(c), Mr. Critella argued correctly on July 10, 2023 that this court appeared to lack jurisdiction to rule on Mr. Holder’s June 14, 2023 letter requesting an MTAA. Although the March 3rd 2022 case management order provides “the filing and service of the letter shall satisfy any timeliness requirements applicable to the planned motion for which leave is sought,” Mr. Critella was again correct that an appeal was noted on July 3, 2023 depriving this court of jurisdiction. Therefore, this court would have to grant Mr. Holder’s request for leave to file the MTAA, which relates the Motion back to the June 14 2023 date, in order to maintain its jurisdiction to rule on the MTAA. This court did not grant Mr. Holder’s request for MTAA and Mr. Critella is correct, this court lost jurisdiction to rule on Mr. Holder’s request for MTAA.

Justin K. Holder

Pro se Litigator

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Nonetheless, on July 12, 2023 this court ruled on Mr. Holder’s request for MTAA. The court on July 12, 2023 Ordered:

> **The court did not remove all mention of Parcel 1** in its opinion because

> there was evidence concerning the ownership of Parcel l, 2 & 3 at trial as they are contained in a single deed. Discussion and analysis by this court of deeds, plats, adverse possession. and ownership of Parcels 2 & 3 cannot be done thoroughly without acknowledgment and discussion of Parcel 1; and
>
> The issue of whether a road is open or closed, or whether it ever existed at all, remains with the legislative body and is not ripe for this court.

Mr. Holder objects to this court's Order of July 12, 2023. The fact Parcel 1,2 & 3 were contained in a single deed, and analysis could not be done without discussion of Parcel 1, is not this court's error to correct, it is Young's.[4] Mr. Holder explained to Young his complaint failed to state a claim, and was not properly plead to afford Young the relief he requested. This court abused its discretion and granted Young relief to Parcel 1 where it should not have. This court must leave Young to suffer the consequence of his poor pleading and remove any mention of Parcel 1. When this court continues to abuse its discretion, so it can grant Young relief deemed "not appropriate" by the court above, this court abuses its discretion, showing unfair favor and bias to Young. In other words, this court appears to a reasonable person to be defiantly determined to ignore the rules of the court above, and provide Young with the "not appropriate" relief to Parcel 1, it was to remove.

Young plead a claim for .36 acres of road bed, a.k.a. Parcel 2 and 3. Defendants acknowledged Young's title to Parcel 2 (.11 acres); and Young successfully met his burden that he was a successful trespasser of 20 years on Parcel 3 (.25 acres). Young chose not to join the public claims and rights of records necessary to afford Young complete relief as to Parcel 2 and 3. This court acknowledged in its July 12 2023 order that those public claims and rights of record are "not ripe for this court." This is so again, because Young failed to join those claims, and opposed Mr. Holder's request to join those same claims. Again, this court must leave Young to suffer the consequence of his poor pleading. When this court continues to

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[4] Justice Battaglia is experienced to decide what is required in this court's analysis and discussion.

Justin K. Holder

Pro se Litigator

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t: (240) 356-2008
Jholder2004@Gmail.com

abuse its discretion so it can grant Young inappropriate relief, this court shows favor and bias to Young.

This court could have simple replied to Mr. Holder's June 14, 2023 letter and revised its June 14, 2023 Order to state:

> Defendants Justin Holder, Deena Holder, Uncle Eddie's Brokedown Palace, LLC, and any member or agent thereof, be and are hereby permanently enjoined from entering Plaintiffs land as described ***as Parcels 2 and 3 on Plat 2499, and where that land is not subject to public rights of record.***[5]

In doing so this court would have terminated this litigation with 20 words, leaving Young to suffer the consequence of his error. Instead, this court forces Mr. Holder back to the Appellate Court of Maryland, without even placing the burden on Young to defend his poor decisions in pleading below in response to Mr. Holder's MTAA. That is unfair to Mr. Holder because Young's conduct has now cost Mr. Holder the expense of 2 appeals, to overturn decisions Young won through filing of false evidence, bad faith and with no justification to do so. This court has repeatedly denied Mr. Holder access to its docket, and the opportunity to be heard in meaningful way at a meaningful time.

Respectfully submitted,

Justin K Holder

Justin K. Holder, *Pro Se*
308 West Chapline Street
Sharpsburg, Maryland 21782
(240) 356-2008

Justin K. Holder

Pro se Litigator

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Sharpsburg, MD 21782
t: (240) 356-2008
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[5] Mr. Holder further objects that the court's "Note on Public Roads" is inconsistent with Md. Ann. Code Real Prop § 14-619 and the Appellate Court's Opinion on public roads. Mr. Holder has written instruments that provide the right of the public to traverse the public roads burdening Parcel 2 and 3 have not been closed, abandoned, extinguished or terminated by the Town of Keedysville or Washington County Government, *See* Ex. A, B, C, D and E. If Young wants to pursue an injunction he must request redress from the legislature, not this court.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of July, 2023, a copy of the foregoing Objection- Due Process and Bias Number Two (2) was served via the MDEC system to :

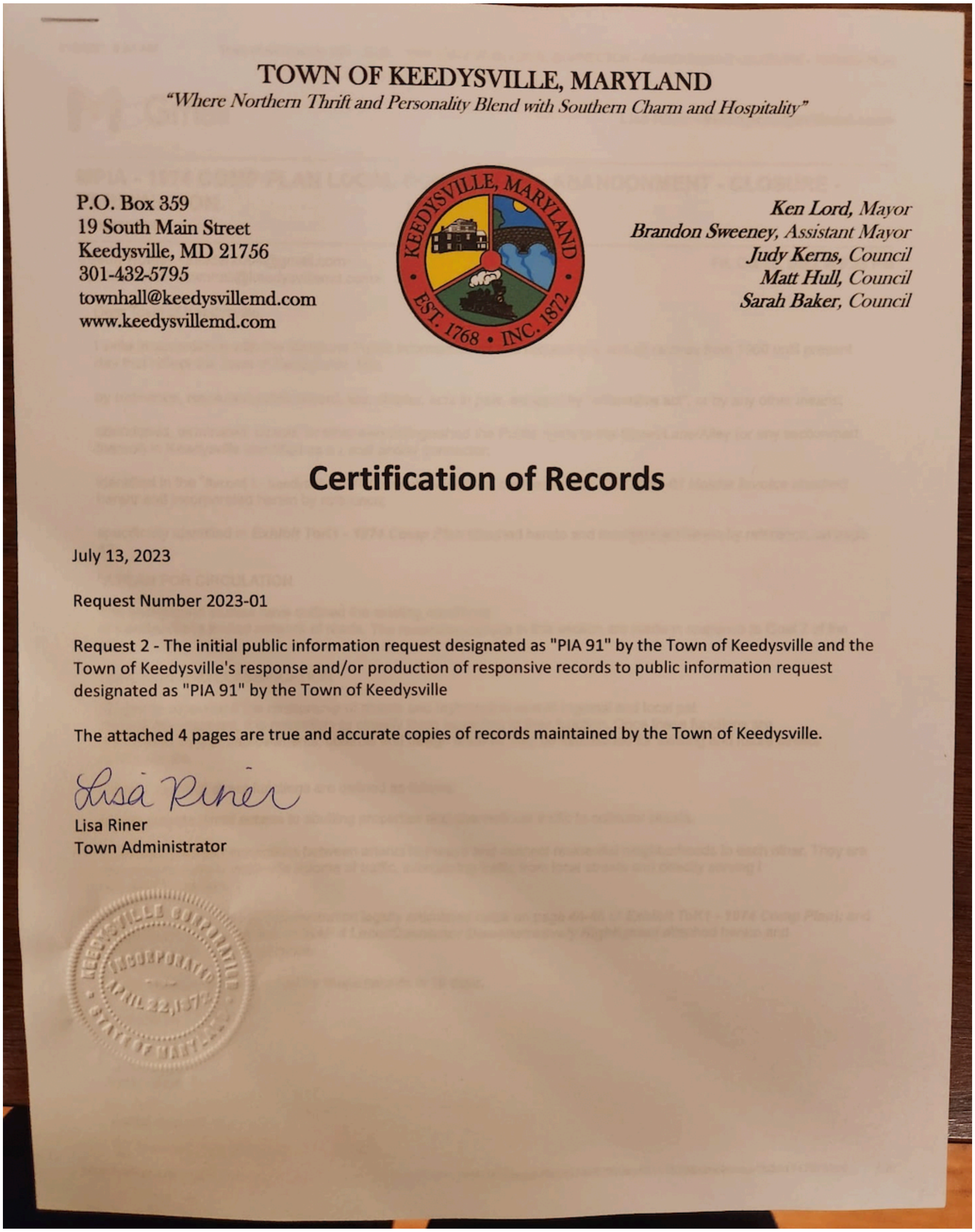
PARTIES:

Victor Critella, Esq., Attorney for Plaintiff Jeffrey Young
Brandy Peeples, Esq., Attorney for Defendant Deena Holder
Robert Kline, Esq., Attorney for Defendant Uncle Eddies brokedown palace LLC
Justin Holder, *Pro Se* Defendant;

INTERESTED PARTIES:

Edward Kuczyński, Esq., Attorney for Town of Keedysville, Maryland,
Kevin Karpinski, Esq., Attorney for Washington County, Maryland,
Peter Rogers, Esq., Attorney for Scott and Christine Morral,
Lesley Powell, Esq., Attorney for Olde Town Title,
Brian Maul., Esq., Attorney for Susan Selby,

Justin K. Holder, *Pro Se*



TOWN OF KEEDYSVILLE, MARYLAND
"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
townhall@keedysvillemd.com
www.keedysvillemd.com

Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Judy Kerns, Council
Matt Hull, Council
Sarah Baker, Council

Certification of Records

July 13, 2023

Request Number 2023-01

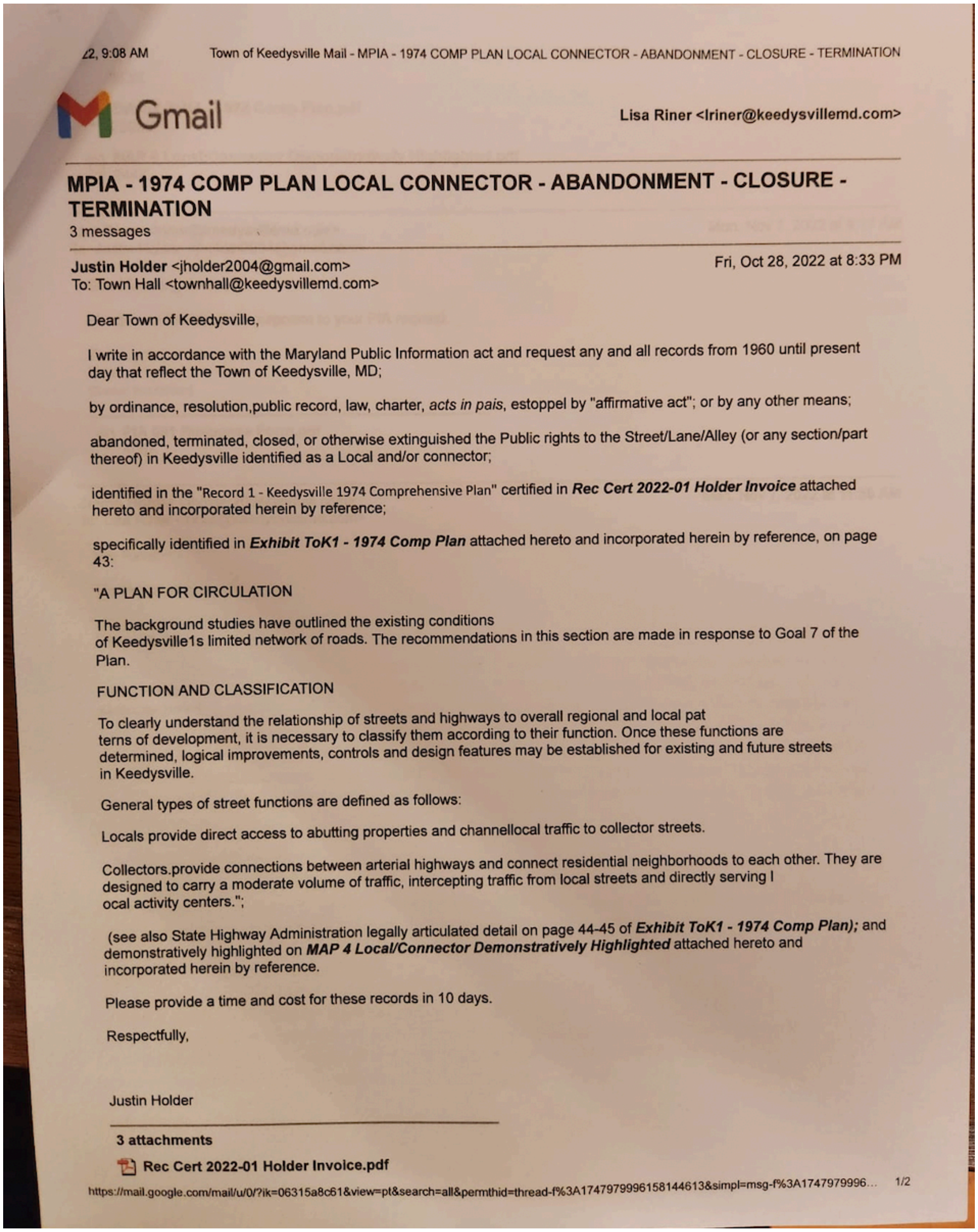
Request 2 - The initial public information request designated as "PIA 91" by the Town of Keedysville and the Town of Keedysville's response and/or production of responsive records to public information request designated as "PIA 91" by the Town of Keedysville

The attached 4 pages are true and accurate copies of records maintained by the Town of Keedysville.

Lisa Riner
Lisa Riner
Town Administrator

APRIL 22, 1872

Exhibit A



22, 9:08 AM Town of Keedysville Mail - MPIA - 1974 COMP PLAN LOCAL CONNECTOR - ABANDONMENT - CLOSURE - TERMINATION

Gmail **Lisa Riner <lriner@keedysvillemd.com>**

MPIA - 1974 COMP PLAN LOCAL CONNECTOR - ABANDONMENT - CLOSURE - TERMINATION

3 messages

Justin Holder <jholder2004@gmail.com> Fri, Oct 28, 2022 at 8:33 PM
To: Town Hall <townhall@keedysvillemd.com>

Dear Town of Keedysville,

I write in accordance with the Maryland Public Information act and request any and all records from 1960 until present day that reflect the Town of Keedysville, MD;

by ordinance, resolution,public record, law, charter, *acts in pais*, estoppel by "affirmative act"; or by any other means;

abandoned, terminated, closed, or otherwise extinguished the Public rights to the Street/Lane/Alley (or any section/part thereof) in Keedysville identified as a Local and/or connector;

identified in the "Record 1 - Keedysville 1974 Comprehensive Plan" certified in ***Rec Cert 2022-01 Holder Invoice*** attached hereto and incorporated herein by reference;

specifically identified in ***Exhibit ToK1 - 1974 Comp Plan*** attached hereto and incorporated herein by reference, on page 43:

"A PLAN FOR CIRCULATION

The background studies have outlined the existing conditions of Keedysville1s limited network of roads. The recommendations in this section are made in response to Goal 7 of the Plan.

FUNCTION AND CLASSIFICATION

To clearly understand the relationship of streets and highways to overall regional and local pat terns of development, it is necessary to classify them according to their function. Once these functions are determined, logical improvements, controls and design features may be established for existing and future streets in Keedysville.

General types of street functions are defined as follows:

Locals provide direct access to abutting properties and channellocal traffic to collector streets.

Collectors.provide connections between arterial highways and connect residential neighborhoods to each other. They are designed to carry a moderate volume of traffic, intercepting traffic from local streets and directly serving l ocal activity centers.";

(see also State Highway Administration legally articulated detail on page 44-45 of ***Exhibit ToK1 - 1974 Comp Plan);*** and demonstratively highlighted on ***MAP 4 Local/Connector Demonstratively Highlighted*** attached hereto and incorporated herein by reference.

Please provide a time and cost for these records in 10 days.

Respectfully,

Justin Holder

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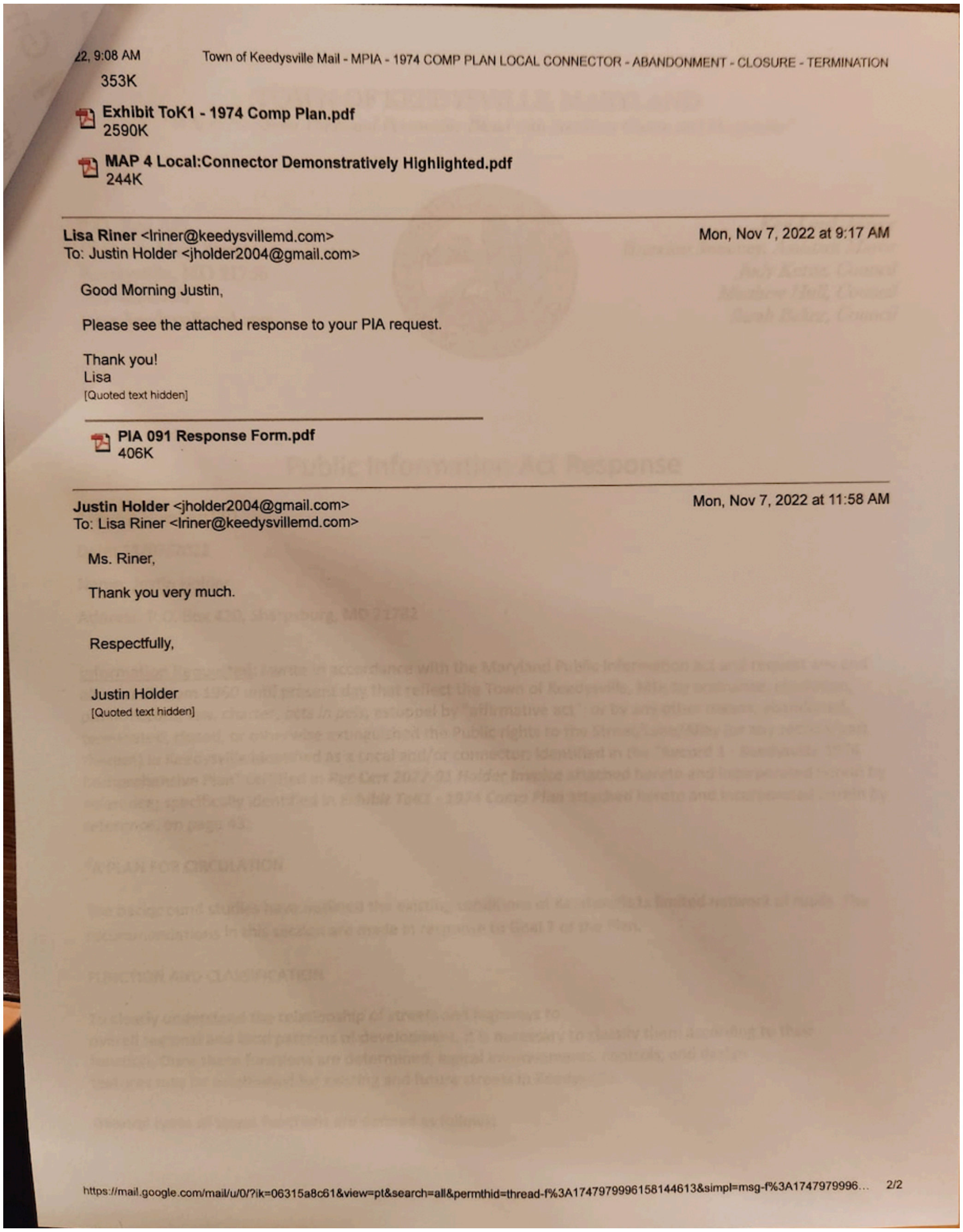
3 attachments

Rec Cert 2022-01 Holder Invoice.pdf

https://mail.google.com/mail/u/0/?ik=06315a8c61&view=pt&search=all&permthid=thread-f%3A1747979996158144613&simpl=msg-f%3A1747979996... 1/2

Exhibit A



22, 9:08 AM Town of Keedysville Mail - MPIA - 1974 COMP PLAN LOCAL CONNECTOR - ABANDONMENT - CLOSURE - TERMINATION

353K

Exhibit ToK1 - 1974 Comp Plan.pdf
2590K

MAP 4 Local:Connector Demonstratively Highlighted.pdf
244K

Lisa Riner <lriner@keedysvillemd.com> Mon, Nov 7, 2022 at 9:17 AM
To: Justin Holder <jholder2004@gmail.com>

Good Morning Justin,

Please see the attached response to your PIA request.

Thank you!
Lisa
[Quoted text hidden]

PIA 091 Response Form.pdf
406K

Justin Holder <jholder2004@gmail.com> Mon, Nov 7, 2022 at 11:58 AM
To: Lisa Riner <lriner@keedysvillemd.com>

Ms. Riner,

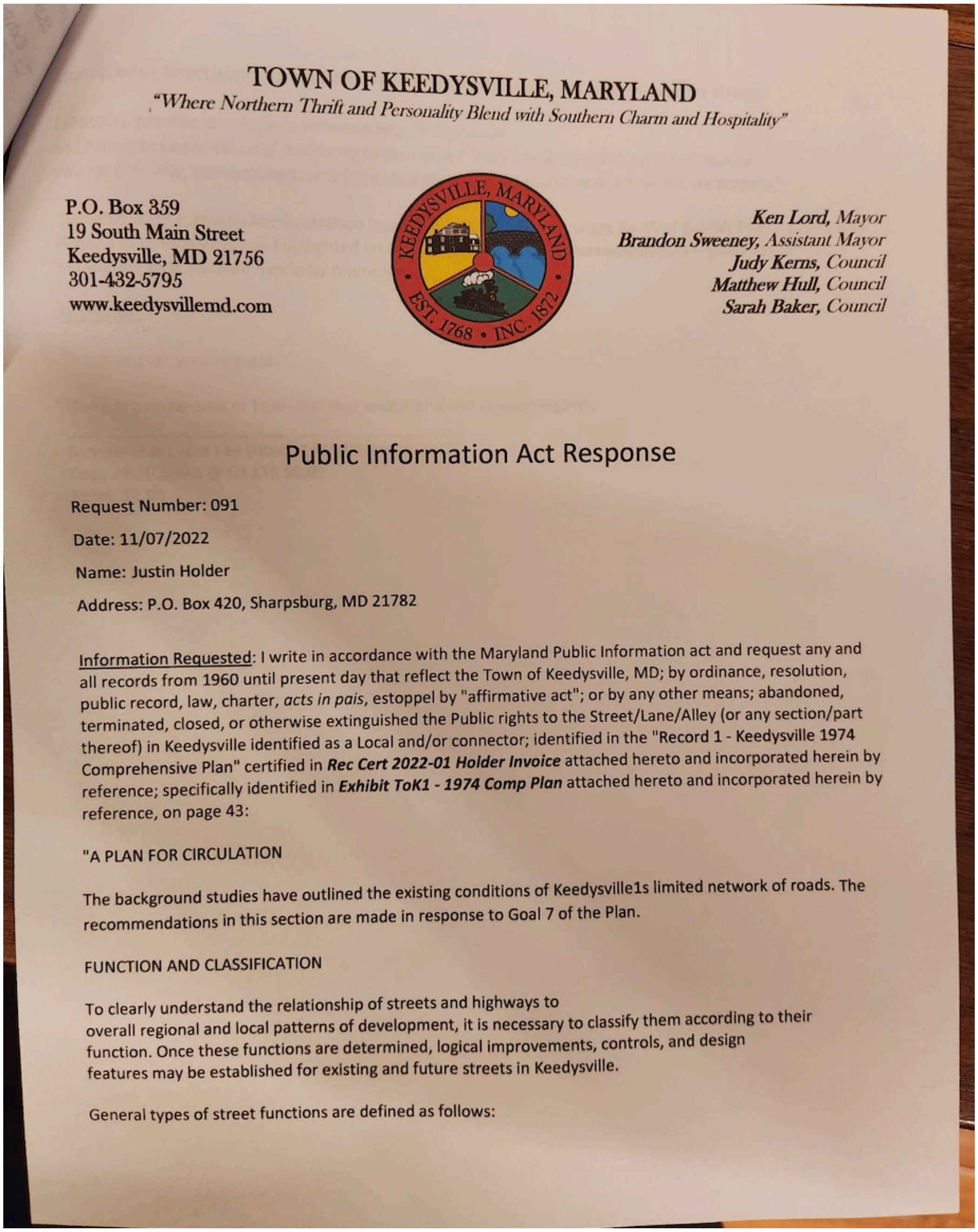
Thank you very much.

Respectfully,

Justin Holder
[Quoted text hidden]

https://mail.google.com/mail/u/0/?ik=06315a8c61&view=pt&search=all&permthid=thread-f%3A1747979996158144613&simpl=msg-f%3A1747979996... 2/2

Exhibit A



TOWN OF KEEDYSVILLE, MARYLAND

"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
www.keedysvillemd.com

Ken Lord, *Mayor*
Brandon Sweeney, *Assistant Mayor*
Judy Kerns, *Council*
Matthew Hull, *Council*
Sarah Baker, *Council*

Public Information Act Response

Request Number: 091

Date: 11/07/2022

Name: Justin Holder

Address: P.O. Box 420, Sharpsburg, MD 21782

Information Requested: I write in accordance with the Maryland Public Information act and request any and all records from 1960 until present day that reflect the Town of Keedysville, MD; by ordinance, resolution, public record, law, charter, *acts in pais*, estoppel by "affirmative act"; or by any other means; abandoned, terminated, closed, or otherwise extinguished the Public rights to the Street/Lane/Alley (or any section/part thereof) in Keedysville identified as a Local and/or connector; identified in the "Record 1 - Keedysville 1974 Comprehensive Plan" certified in ***Rec Cert 2022-01 Holder Invoice*** attached hereto and incorporated herein by reference; specifically identified in ***Exhibit ToK1 - 1974 Comp Plan*** attached hereto and incorporated herein by reference, on page 43:

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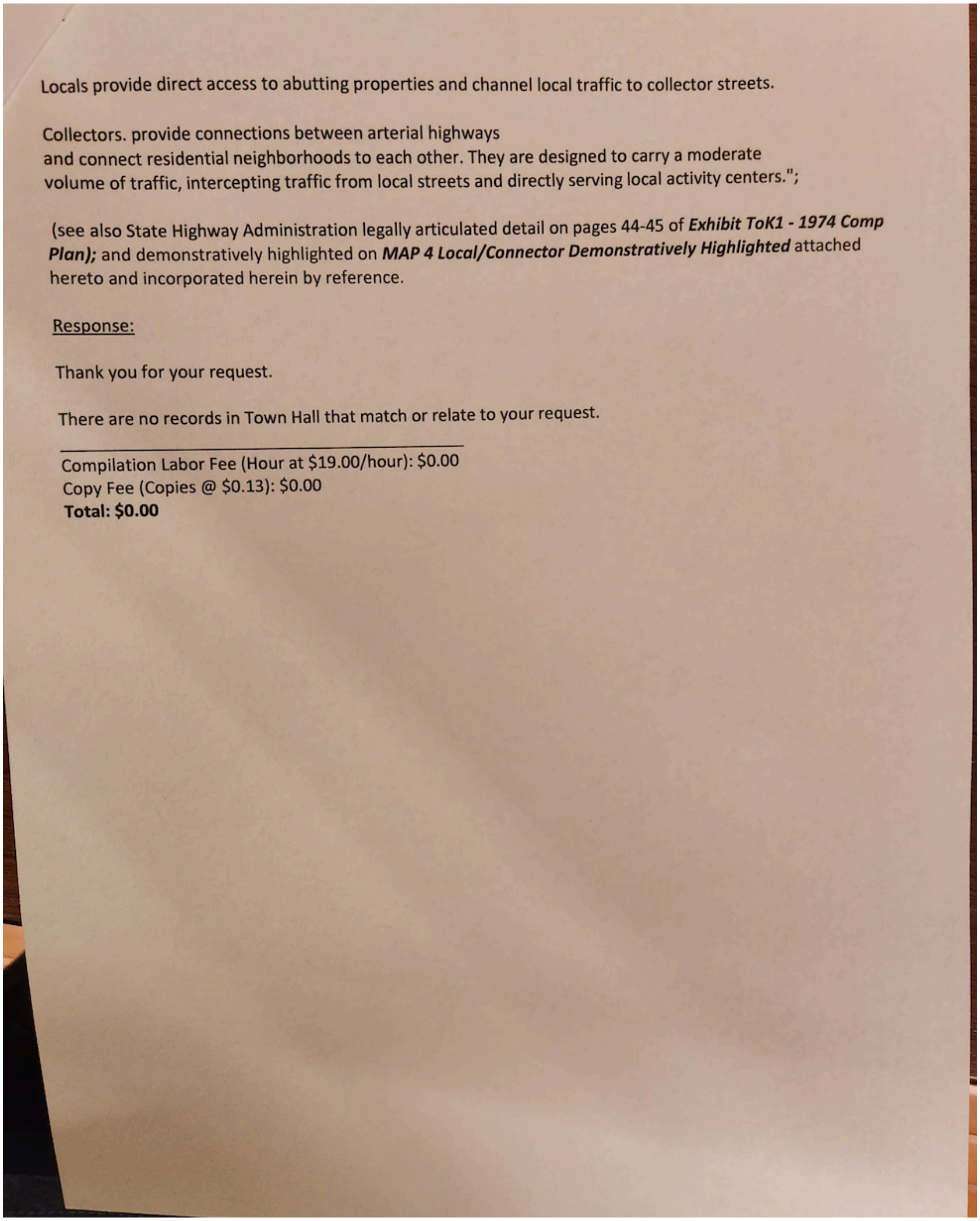
The background studies have outlined the existing conditions of Keedysville1s limited network of roads. The recommendations in this section are made in response to Goal 7 of the Plan.

FUNCTION AND CLASSIFICATION

To clearly understand the relationship of streets and highways to overall regional and local patterns of development, it is necessary to classify them according to their function. Once these functions are determined, logical improvements, controls, and design features may be established for existing and future streets in Keedysville.

General types of street functions are defined as follows:

Exhibit A



Locals provide direct access to abutting properties and channel local traffic to collector streets.

Collectors. provide connections between arterial highways
and connect residential neighborhoods to each other. They are designed to carry a moderate
volume of traffic, intercepting traffic from local streets and directly serving local activity centers.";

(see also State Highway Administration legally articulated detail on pages 44-45 of ***Exhibit ToK1 - 1974 Comp Plan);*** and demonstratively highlighted on ***MAP 4 Local/Connector Demonstratively Highlighted*** attached hereto and incorporated herein by reference.

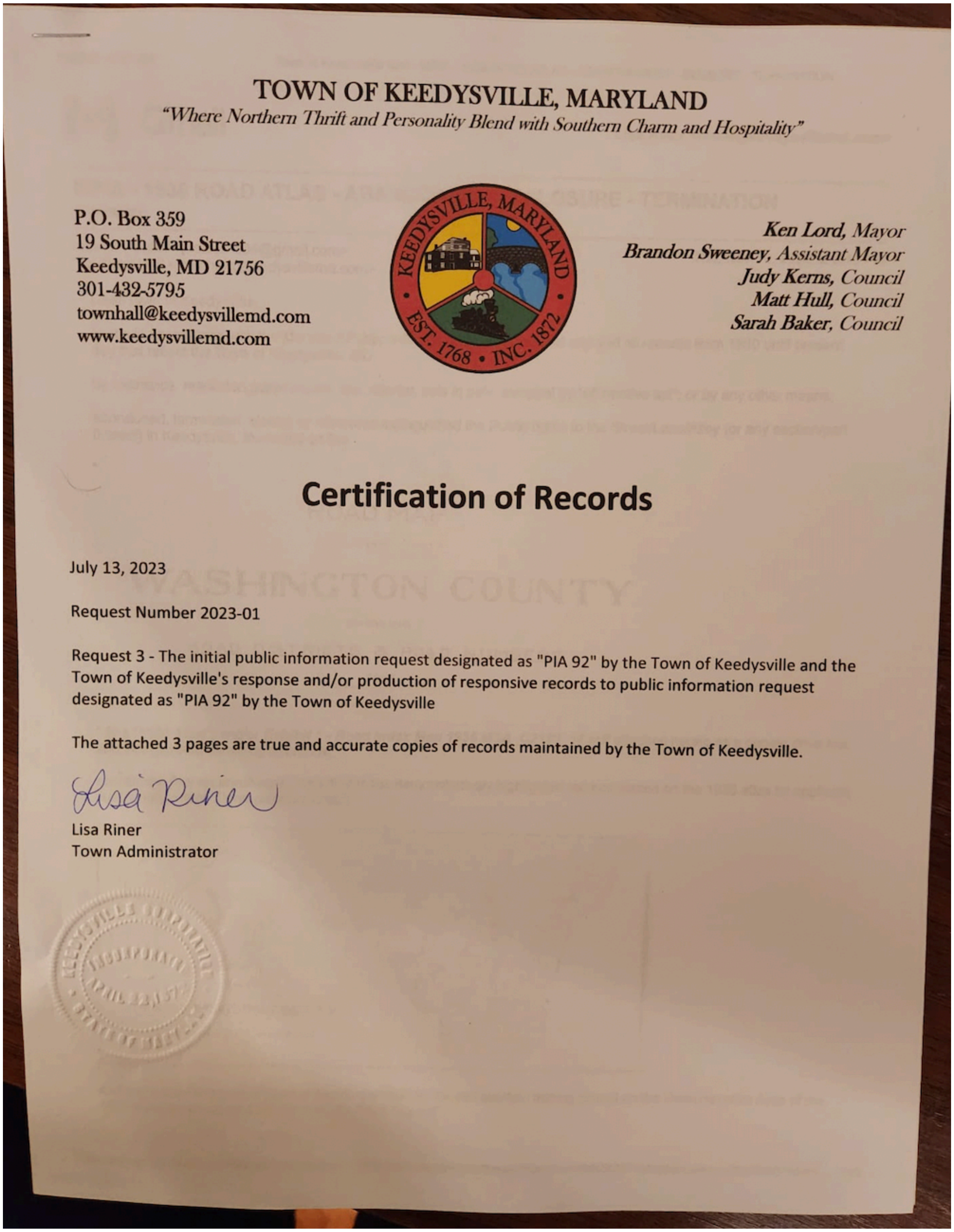
Response:

Thank you for your request.

There are no records in Town Hall that match or relate to your request.

Compilation Labor Fee (Hour at $19.00/hour): $0.00
Copy Fee (Copies @ $0.13): $0.00
Total: $0.00

Exhibit A



TOWN OF KEEDYSVILLE, MARYLAND
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townhall@keedysvillemd.com
www.keedysvillemd.com

Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Judy Kerns, Council
Matt Hull, Council
Sarah Baker, Council

Certification of Records

July 13, 2023

Request Number 2023-01

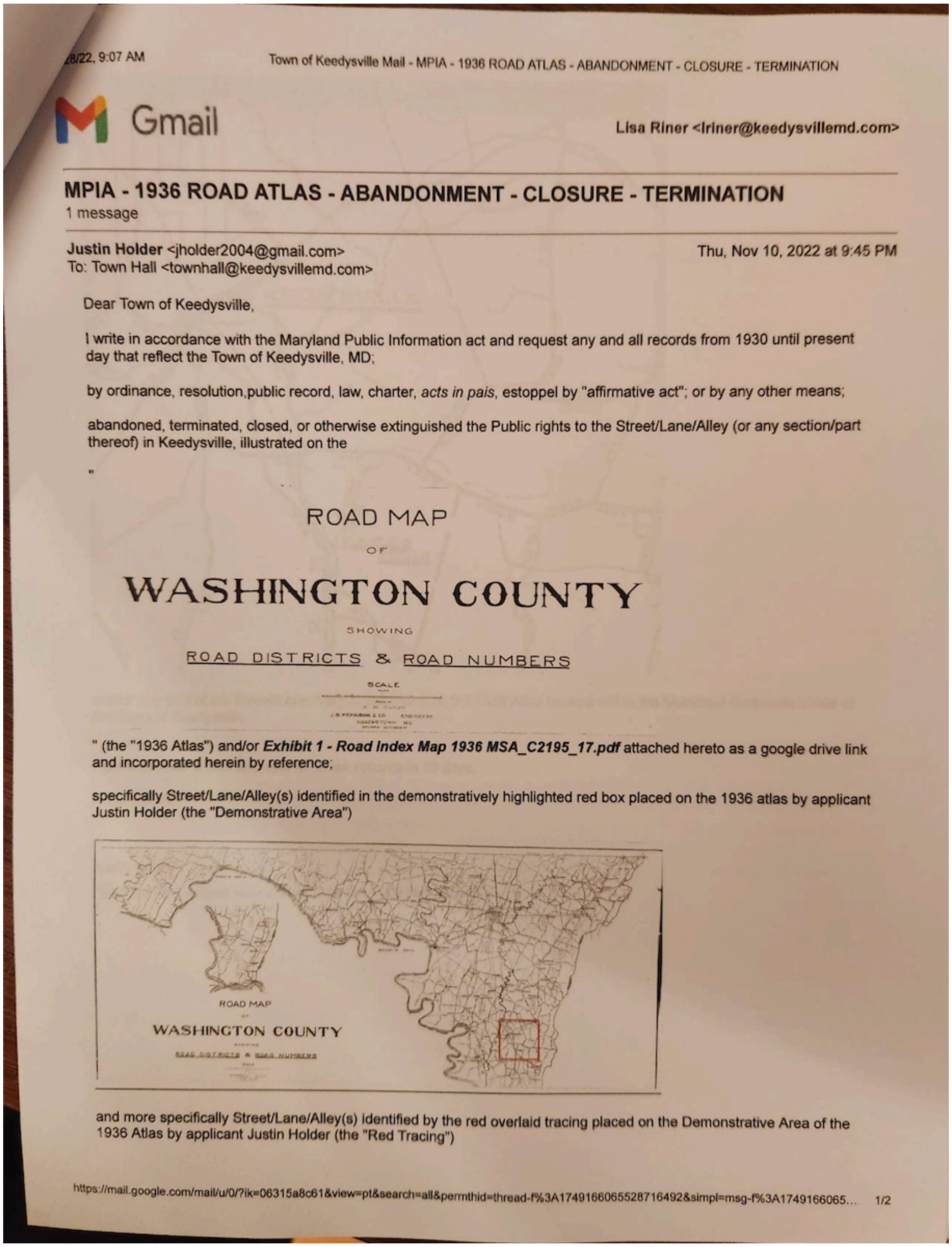
Request 3 - The initial public information request designated as "PIA 92" by the Town of Keedysville and the Town of Keedysville's response and/or production of responsive records to public information request designated as "PIA 92" by the Town of Keedysville

The attached 3 pages are true and accurate copies of records maintained by the Town of Keedysville.

Lisa Riner

Lisa Riner
Town Administrator

Exhibit B



28/22, 9:07 AM Town of Keedysville Mail - MPIA - 1936 ROAD ATLAS - ABANDONMENT - CLOSURE - TERMINATION

Gmail Lisa Riner <lriner@keedysvillemd.com>

MPIA - 1936 ROAD ATLAS - ABANDONMENT - CLOSURE - TERMINATION

1 message

Justin Holder <jholder2004@gmail.com> Thu, Nov 10, 2022 at 9:45 PM
To: Town Hall <townhall@keedysvillemd.com>

Dear Town of Keedysville,

I write in accordance with the Maryland Public Information act and request any and all records from 1930 until present day that reflect the Town of Keedysville, MD;

by ordinance, resolution,public record, law, charter, *acts in pais*, estoppel by "affirmative act"; or by any other means;

abandoned, terminated, closed, or otherwise extinguished the Public rights to the Street/Lane/Alley (or any section/part thereof) in Keedysville, illustrated on the

"

ROAD MAP
OF
WASHINGTON COUNTY
SHOWING
ROAD DISTRICTS & ROAD NUMBERS
SCALE

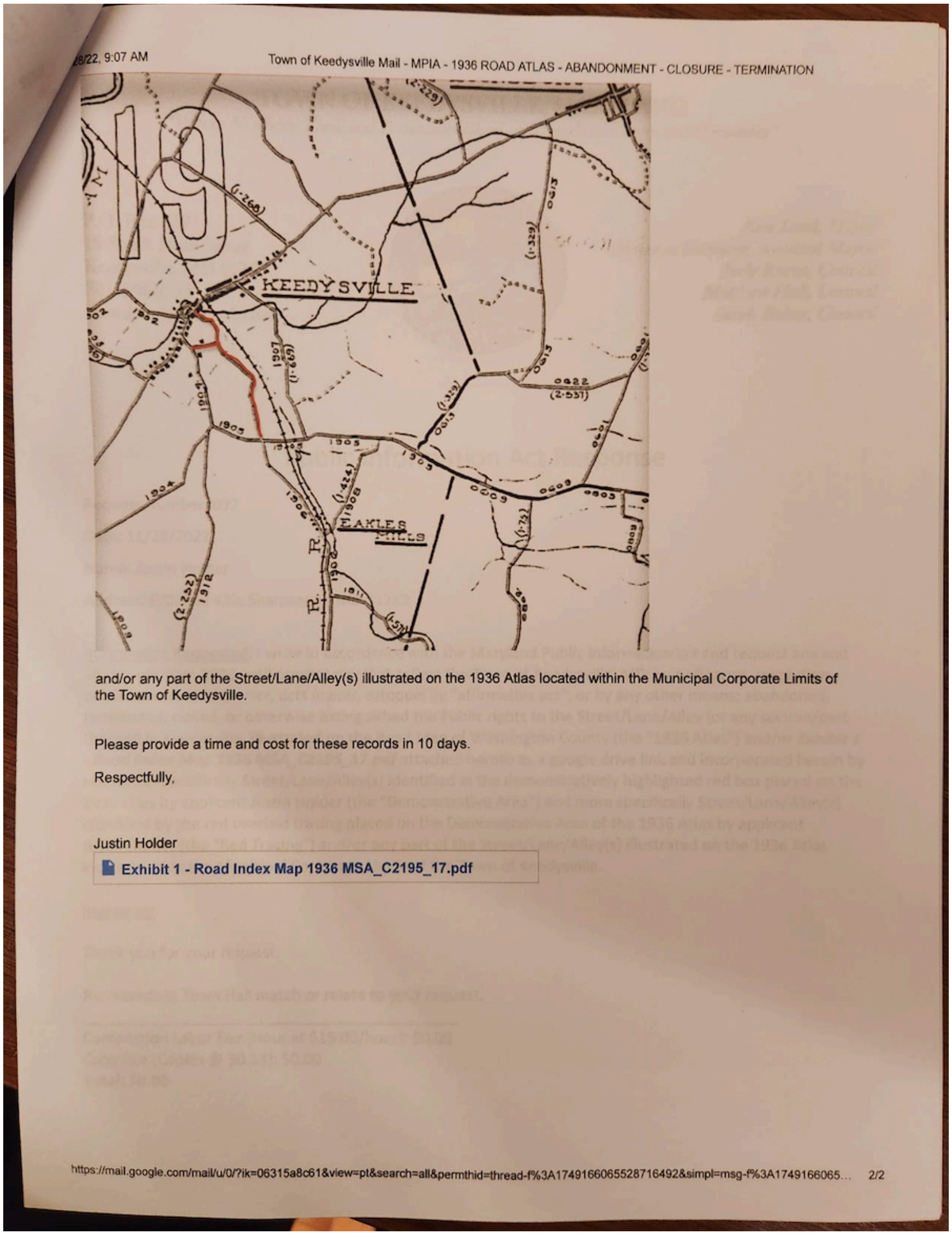
" (the "1936 Atlas") and/or ***Exhibit 1 - Road Index Map 1936 MSA_C2195_17.pdf*** attached hereto as a google drive link and incorporated herein by reference;

specifically Street/Lane/Alley(s) identified in the demonstratively highlighted red box placed on the 1936 atlas by applicant Justin Holder (the "Demonstrative Area")

and more specifically Street/Lane/Alley(s) identified by the red overlaid tracing placed on the Demonstrative Area of the 1936 Atlas by applicant Justin Holder (the "Red Tracing")

https://mail.google.com/mail/u/0/?ik=06315a8c61&view=pt&search=all&permthid=thread-f%3A1749166065528716492&simpl=msg-f%3A1749166065… 1/2

Exhibit B


19
KEEDYSVILLE
EAKLES MILLS
R.
R.
(1-268)
(2-229)
0613
(1-329)
1902
1932
1907
(1-669)
1904
1905
1906
1903
0613
0622
(2-531)
(1-329)
0609
0603
0601
(1-424)
1908
1906
(1-79)
0608
(2-252)
1912
1911
(1-511)
1909

8/22, 9:07 AM Town of Keedysville Mail - MPIA - 1936 ROAD ATLAS - ABANDONMENT - CLOSURE - TERMINATION

and/or any part of the Street/Lane/Alley(s) illustrated on the 1936 Atlas located within the Municipal Corporate Limits of the Town of Keedysville.

Please provide a time and cost for these records in 10 days.

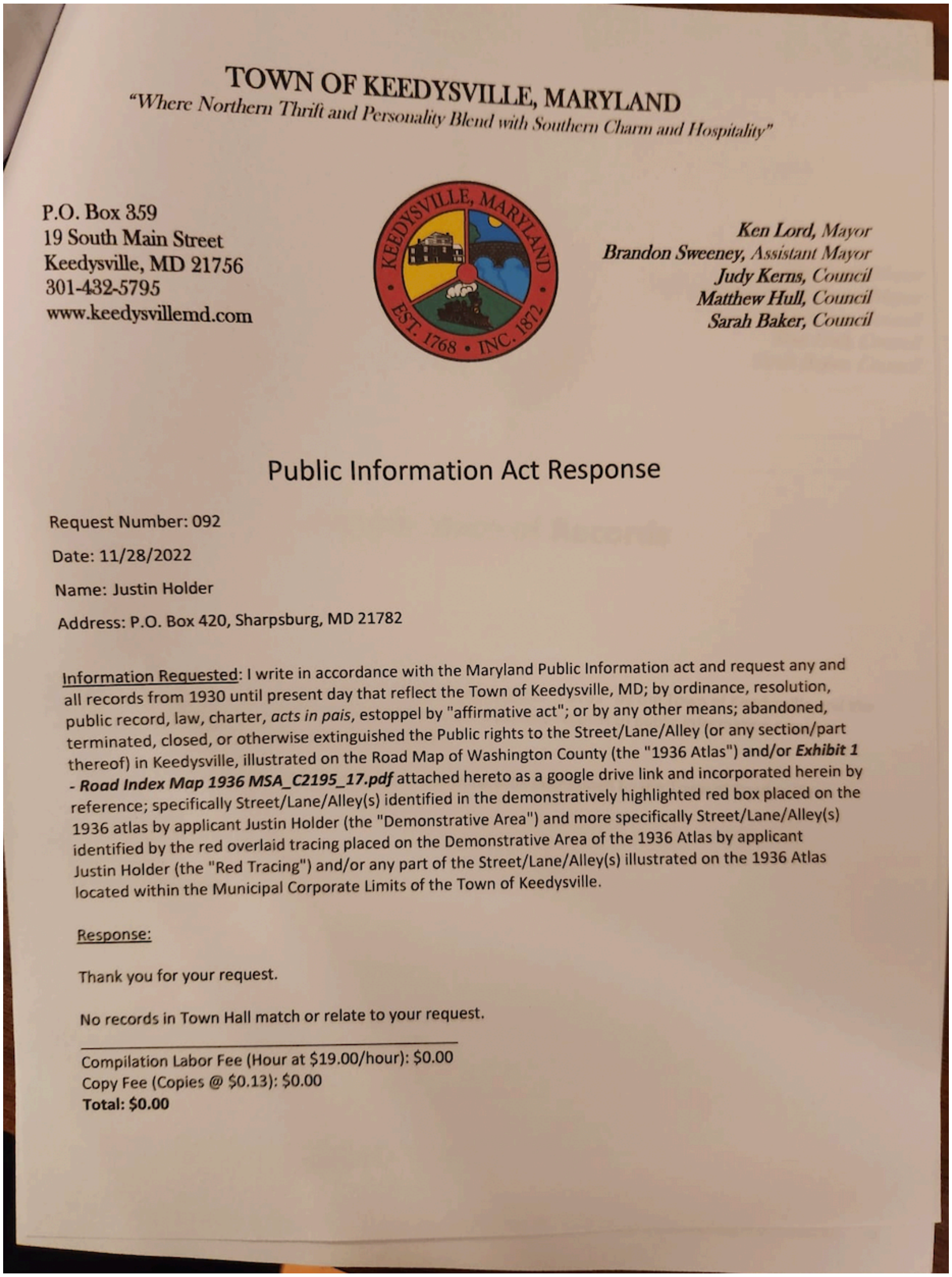
Respectfully,

Justin Holder

Exhibit 1 - Road Index Map 1936 MSA_C2195_17.pdf

https://mail.google.com/mail/u/0/?ik=06315a8c61&view=pt&search=all&permthid=thread-f%3A1749166065528716492&simpl=msg-f%3A1749166065… 2/2

Exhibit B



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Ken Lord, *Mayor*
Brandon Sweeney, *Assistant Mayor*
Judy Kerns, *Council*
Matthew Hull, *Council*
Sarah Baker, *Council*

Public Information Act Response

Request Number: 092

Date: 11/28/2022

Name: Justin Holder

Address: P.O. Box 420, Sharpsburg, MD 21782

Information Requested: I write in accordance with the Maryland Public Information act and request any and all records from 1930 until present day that reflect the Town of Keedysville, MD; by ordinance, resolution, public record, law, charter, *acts in pais*, estoppel by "affirmative act"; or by any other means; abandoned, terminated, closed, or otherwise extinguished the Public rights to the Street/Lane/Alley (or any section/part thereof) in Keedysville, illustrated on the Road Map of Washington County (the "1936 Atlas") and/or ***Exhibit 1 - Road Index Map 1936 MSA_C2195_17.pdf*** attached hereto as a google drive link and incorporated herein by reference; specifically Street/Lane/Alley(s) identified in the demonstratively highlighted red box placed on the 1936 atlas by applicant Justin Holder (the "Demonstrative Area") and more specifically Street/Lane/Alley(s) identified by the red overlaid tracing placed on the Demonstrative Area of the 1936 Atlas by applicant Justin Holder (the "Red Tracing") and/or any part of the Street/Lane/Alley(s) illustrated on the 1936 Atlas located within the Municipal Corporate Limits of the Town of Keedysville.

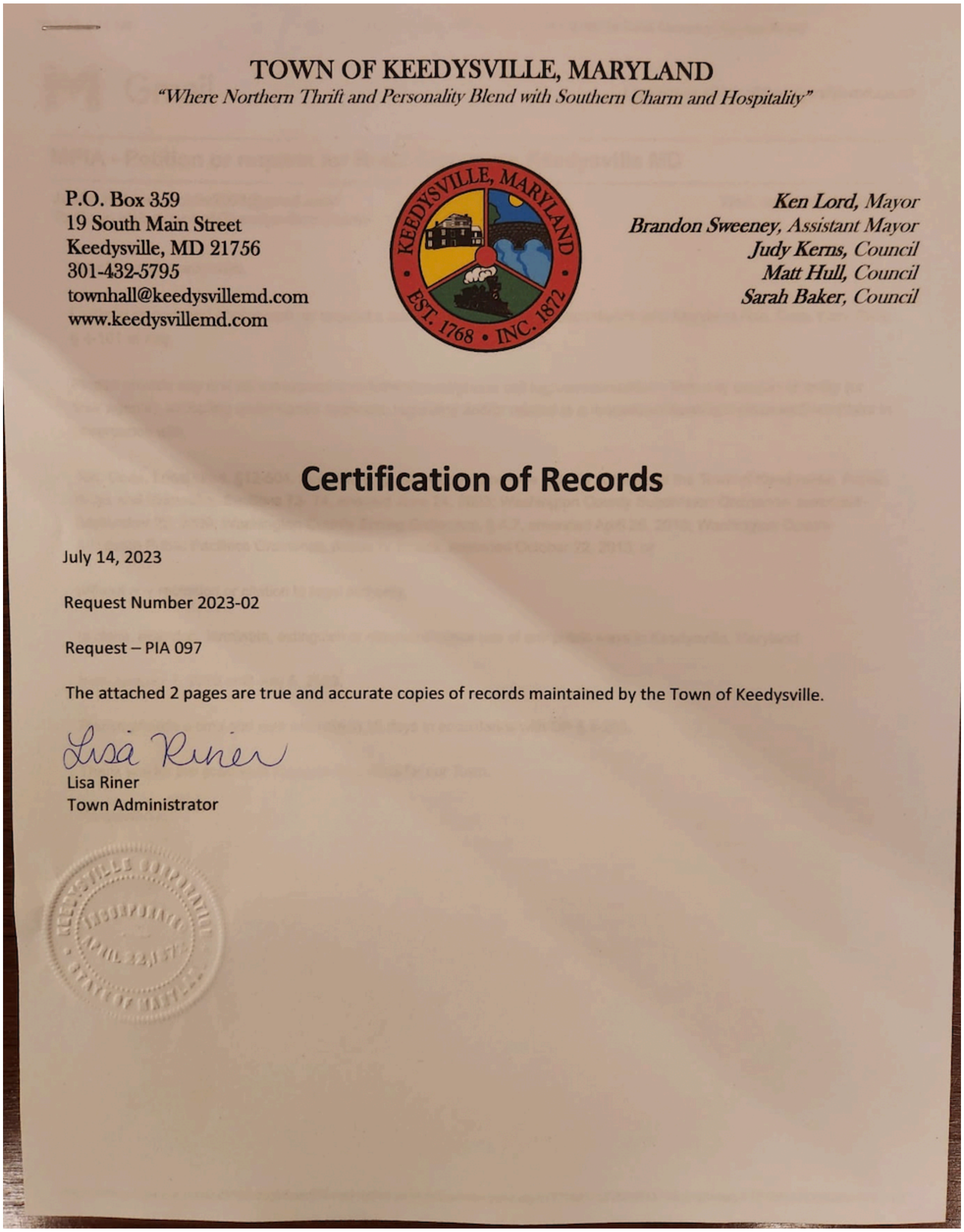
Response:

Thank you for your request.

No records in Town Hall match or relate to your request.

Compilation Labor Fee (Hour at $19.00/hour): $0.00
Copy Fee (Copies @ $0.13): $0.00
Total: $0.00

Exhibit B



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Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Judy Kerns, Council
Matt Hull, Council
Sarah Baker, Council

Certification of Records

July 14, 2023

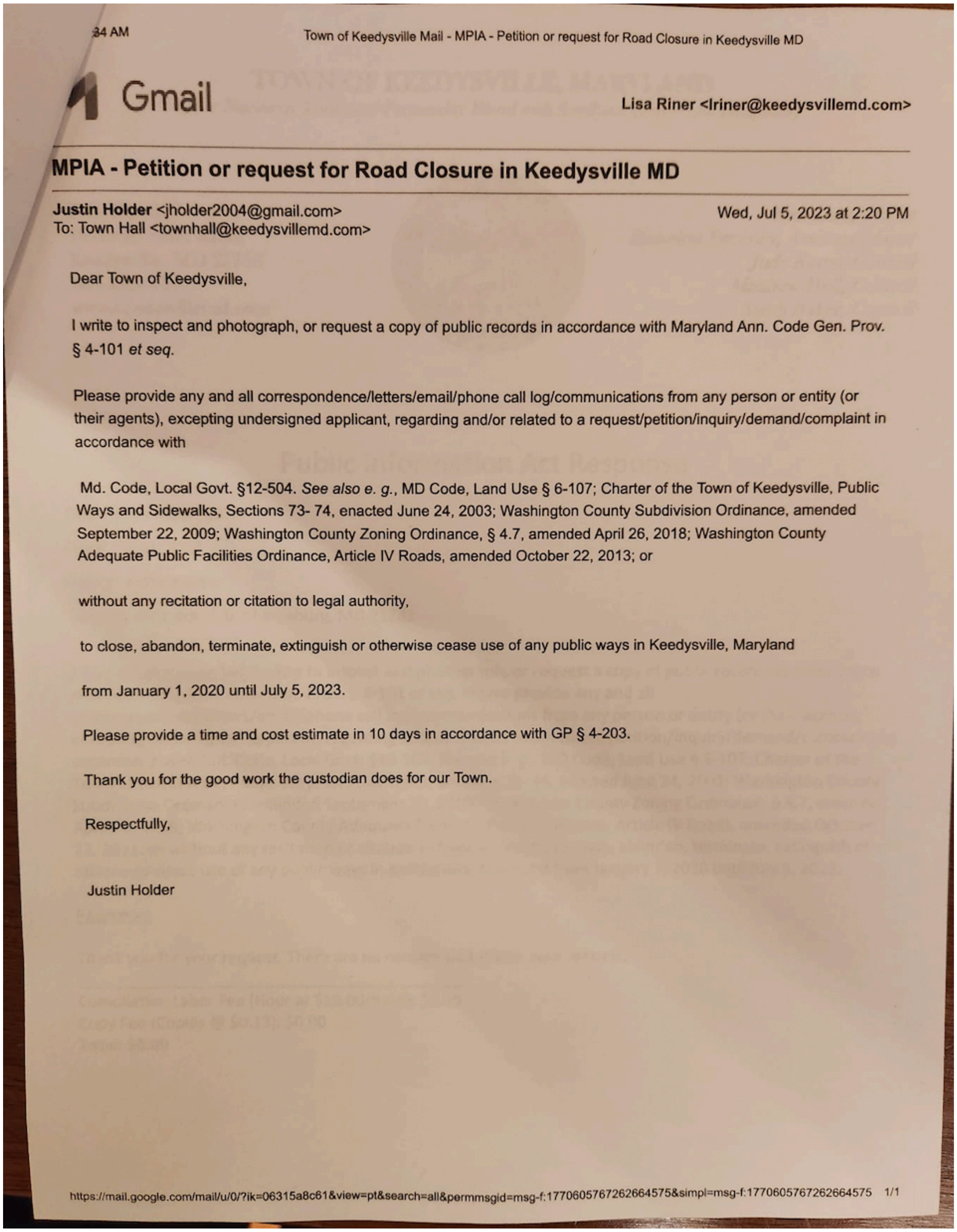
Request Number 2023-02

Request – PIA 097

The attached 2 pages are true and accurate copies of records maintained by the Town of Keedysville.

Lisa Riner
Lisa Riner
Town Administrator

Exhibit C



34 AM Town of Keedysville Mail - MPIA - Petition or request for Road Closure in Keedysville MD

Gmail **Lisa Riner <lriner@keedysvillemd.com>**

MPIA - Petition or request for Road Closure in Keedysville MD

Justin Holder <jholder2004@gmail.com> Wed, Jul 5, 2023 at 2:20 PM
To: Town Hall <townhall@keedysvillemd.com>

Dear Town of Keedysville,

I write to inspect and photograph, or request a copy of public records in accordance with Maryland Ann. Code Gen. Prov. § 4-101 *et seq*.

Please provide any and all correspondence/letters/email/phone call log/communications from any person or entity (or their agents), excepting undersigned applicant, regarding and/or related to a request/petition/inquiry/demand/complaint in accordance with

Md. Code, Local Govt. §12-504. *See also e. g.*, MD Code, Land Use § 6-107; Charter of the Town of Keedysville, Public Ways and Sidewalks, Sections 73- 74, enacted June 24, 2003; Washington County Subdivision Ordinance, amended September 22, 2009; Washington County Zoning Ordinance, § 4.7, amended April 26, 2018; Washington County Adequate Public Facilities Ordinance, Article IV Roads, amended October 22, 2013; or

without any recitation or citation to legal authority,

to close, abandon, terminate, extinguish or otherwise cease use of any public ways in Keedysville, Maryland

from January 1, 2020 until July 5, 2023.

Please provide a time and cost estimate in 10 days in accordance with GP § 4-203.

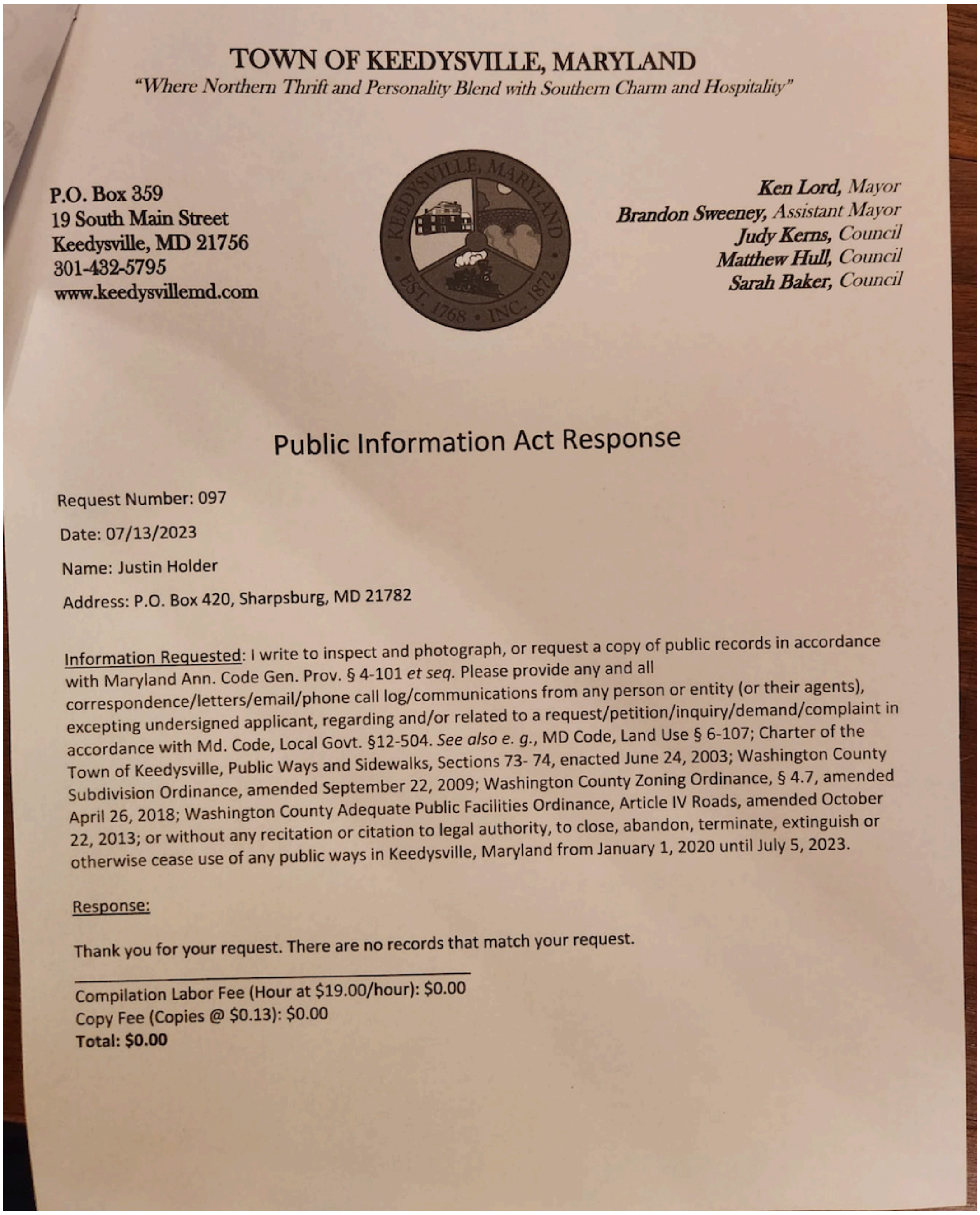
Thank you for the good work the custodian does for our Town.

Respectfully,

Justin Holder

https://mail.google.com/mail/u/0/?ik=06315a8c61&view=pt&search=all&permmsgid=msg-f:1770605767262664575&simpl=msg-f:1770605767262664575 1/1

Exhibit C



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Brandon Sweeney, *Assistant Mayor*
Judy Kerns, *Council*
Matthew Hull, *Council*
Sarah Baker, *Council*

Public Information Act Response

Request Number: 097

Date: 07/13/2023

Name: Justin Holder

Address: P.O. Box 420, Sharpsburg, MD 21782

Information Requested: I write to inspect and photograph, or request a copy of public records in accordance with Maryland Ann. Code Gen. Prov. § 4-101 *et seq.* Please provide any and all correspondence/letters/email/phone call log/communications from any person or entity (or their agents), excepting undersigned applicant, regarding and/or related to a request/petition/inquiry/demand/complaint in accordance with Md. Code, Local Govt. §12-504. *See also e. g.*, MD Code, Land Use § 6-107; Charter of the Town of Keedysville, Public Ways and Sidewalks, Sections 73- 74, enacted June 24, 2003; Washington County Subdivision Ordinance, amended September 22, 2009; Washington County Zoning Ordinance, § 4.7, amended April 26, 2018; Washington County Adequate Public Facilities Ordinance, Article IV Roads, amended October 22, 2013; or without any recitation or citation to legal authority, to close, abandon, terminate, extinguish or otherwise cease use of any public ways in Keedysville, Maryland from January 1, 2020 until July 5, 2023.

Response:

Thank you for your request. There are no records that match your request.

Compilation Labor Fee (Hour at $19.00/hour): $0.00
Copy Fee (Copies @ $0.13): $0.00
Total: $0.00

Exhibit C